

APPROVED 4-15-04



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
3939 N. Drinkwater Boulevard
Kiva at City Hall
Scottsdale, AZ
April 1, 2004
1:00 PM
MINUTES**

PRESENT: David Ortega, Council Member
James Heitel, Commission Member
E. L. Cortez, Vice Chairman
Michael D'Andrea, Development Member
Anne Gale, Development Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member

STAFF: Jayna Shewak
Bill Verschuren

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Chair Ortega at 1:03 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above. .

APPROVAL OF MINUTES

1. 3-18-04 DRB Hearing Minutes

Vice Chair Cortez moved to approve the minutes from the 3-18-04 DRB meeting as presented. Board Member Jones seconded the motion.

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The minutes were approved unanimously by a vote of seven (7) to zero (0).

Chair Ortega explained the format for the Development Review Board hearing with regard to the consent agenda and the regular agenda. He also noted that public comment was encouraged and reviewed use of the comment cards for that purpose.

CONSENT AGENDA

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|---------------|--|
| 2. 4-PP-2004 | Dc Ranch Parcel 6.9
Preliminary Plat
Intersection of Windgate Pass & Saguaro
Canyon Trail
Swaback Partners PLLC, Architects |
| 3. 7-PP-2004 | Dc Ranch Parcel 6.1
Preliminary Plat
North & east of Thompson Peak Pkwy &
Desert Camp Dr
Swaback Partners PLLC, Architects |
| 4. 51-DR-2003 | AJs Fine Foods
Canopy Remodel
7141 E Lincoln Dr
Ellerman & Schick Architects, Architects |
| 5. 14-DR-2004 | Grazie Pizzeria
Exterior Façade, Wall & Lighting Changes
6946 E Main St
Doug Sydnor Architects and Associates, Inc.
Architects |
| 6. 6-DR-2004 | Studio 7540
Site Plan & Elevations
7540 E 1 st St
Cattapan, March, Draz, Architects |

Vice Chair Cortez moved approval of consent agenda items 4-PP-2004, 7-PP-2004, 51-DR-2003, 14-DR-2004, and 6-DR-2004, all with the attached stipulations. Board Member Schmitt seconded the motion. Chair Ortega noted that there were no public comment cards relating to these consent agenda items and

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called for the vote. The motion passed unanimously by a vote of seven (7) to zero (0).

REGULAR AGENDA

7. 1-ZN-2004 Parklawn Homes
DRB Recommendation for Amended
Development Standards under Planned
Block Development
6833 & 6875 E Main Street (SWC Main & 69th
STS.)
H & S International, Architects

MR. VERSCHUREN presented the item per the staff packet. He explained that, under the ordinance, the Planned Block Development, in the zoning ordinance could be used to help larger projects work in the downtown area. Mr. Verschuren clarified that development standards could thus be modified. He noted that the process required a recommendation from the DR Board, which would be forwarded to the Planning Commission and then to City Council for approval. Mr. Verschuren referred to the eight development standards, for which the applicant was requesting amendment. He stated that staff has reviewed the amended standards and was in favor of them. Mr. Verschuren noted that all comments and recommendations from the Board would be included in the report sent to the Planning Commission.

MS. IRENE CLARY, Arizona Investments, addressed the Board and summarized the proposal. She noted that the project consisted of residential town homes, condominiums, and some commercial space. She explained that underground parking was a cornerstone of the project, and stressed that it was economically possible only through achieving the requested density. She noted the areas of cooperation between the project and the adjacent Valley Ho resort. Ms. Clary pointed out the high level of community support for the project and the community participation book.

MR. HEINE, H & S International, referred to the city mechanism whereby modifications were allowed within downtown under certain circumstances. He noted that this allows the developer to be creative, and welcomed Board Member questions.

CHAIR ORTEGA requested clarification as to the rationale for the higher ceilings. Mr. Heine explained that the project was taking advantage of the full allowable 65 feet of building height in order to

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provide the residents with the views available from that location. He also pointed out the planned terracing and offsets for the condominium area designed to maintain the spirit of the ordinance.

BOARD MEMBER JONES stated his support for any project increasing residential density in the downtown area. He asked about the building separation issues between buildings A and B. Mr. Heine replied that he would be working with staff on that element.

BOARD MEMBER SCHMITT also noted his support for the project, but inquired as to adequate space for visitor parking and expressed concern regarding the space between buildings. Mr. Heine explained that visitor parking would be available in the parking garage and on 69th Street. He did note that the actual number of visitor spaces had not yet been calculated. He also stated that, although not shown on the site plan, there were pockets for trees and landscaping relief in the area between the buildings.

COMMISSIONER HEITEL expressed his support for the project and commended the applicant for their creativity.

VICE CHAIR CORTEZ referred to the citizen participation book and inquired as to whether staff had seen the book and had attended the neighborhood meeting. Mr. Verschuren replied that he had seen the book and had attended the first of two neighborhood meetings. Vice Chair Cortez also commented on the overhead power lines, and asked if there had been communication between the applicant and city staff on that issue. Ms. Clary replied that the power lines were a concern to both citizens and the applicant. Ms. Shewak stated that staff shared their concern, and would investigate possible remedies.

(Chair Ortega opened public comment.)

MR. MICHAEL LEVY addressed the Board. He stated that he lives adjacent to the proposed project and complimented the developer and the city for taking the time to explain the project and to gain support from the neighboring community. He observed that the project would be a tremendous asset to the downtown area and would contribute to the overall value of the neighborhood.

COMMISSIONER HEITEL commented on the overall cooperation between the neighborhood and the developer.

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(Chair Ortega closed public comment.)

VICE CHAIR CORTEZ asked about the landscape setback on 68th Street and expressed concern as to matching the existing distance with the building located to the south. Mr. Heine replied that the setback was approximately 20 feet. Vice Chair Cortez also asked about the timing for the review and approval of the actual architectural design. Mr. Heine replied that the town home portion had already been submitted for design review and that after Council action, he anticipated a timely return to the Board.

VICE CHAIR CORTEZ referred to Ms. Shewak's comments prior to the meeting that the Historic Preservation Committee had requested a joint study session with the DR Board. He remarked that he was pleased that the two groups would have an opportunity to review the architecture of the project in context with that of the proposed Valley Ho project.

BOARD MEMBER GALE expressed her support for the project. She noted concern as to the utility poles and stated that the city was going to have to step up to the plate and address the issue. She also noted that if the city wishes to attract the kind of development being discussed today, it has to eliminate the utility poles and stressed that City Council should consider this when they discuss the project. She also commented that step back provisions do not always create better architecture, and that she feels there are many ways to create street intimacy. Board Member Gale stated that the developer has gone a long ways towards doing that, and noted her support for the proposed changes.

MR. BARRY asked for an informal vote of support for the project.

CHAIR ORTEGA stated that a positive acknowledgment could be made by each of the Board Members.

BOARD MEMBER D'ANDREA recused himself from action on the agenda item, but noted his review and support of the project.

BOARD MEMBERS Jones and Schmitt also noted support for the project.

VICE CHAIR CORTEZ reiterated his support, but asked for further discussion by the Planning Commission regarding the step back on 68th Street. Staff noted that relief had been granted to several other

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applicants for this issue. Vice Chair Cortez stated that he would accept the step back amendment.

COMMISSIONER HEITEL commented on the value of passing on the comments of the Board Members to Planning Commission with regard to their support of this project.

BOARD MEMBER GALE reaffirmed her support.

CHAIR ORTEGA expressed support for the project, noting the complimentary landscaping with the Valley Ho.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 2:00 PM.

Respectfully submitted,

“For the Record” Court Reporters